

107

PRESENTED FOR
REGISTRATION
AND RECORDED
JUL 1 12 26 PM '86
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.

\$7.00
C.C.P.

Excise Tax \$32.50

Recording Time, Book and Page

Tax Lot No. Block 2087, Lots 4, 5, 6, 7, & 43A Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to N. Alan Bennett's box

This instrument was prepared by N. Alan Bennett

Brief description for the Index Lots 4, 5, 6, 7, & part of 43, C.D. Crews property, Section A

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of June, 19 86, by and between

GRANTOR	GRANTEE
LEANDER E. WOODRUFF (Divorced)	D & D ENTERPRISES, a Partnership Property Address: 4115 Old Greensboro Road Winston-Salem, NC 27101 Mailing Address: 118-A South Cherry Street Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See attached "Exhibit A" which is incorporated herein by reference as if set out in full.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1362, page 1142, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8 page 161.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

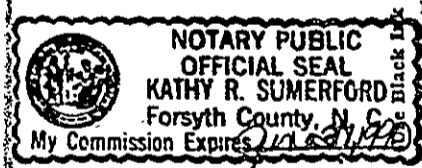
Subject to easements and exceptions of record, if any, and 1986 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____ (Corporate Name) _____ (SEAL)
Leander E. Woodruff (Divorced)
By: _____ (SEAL)
President
ATTEST: _____ (SEAL)
Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Leander E. Woodruff (Divorced) Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of June, 1986. My commission expires June 27, 1990 Kathy R. Sumnerford Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____. My commission expires: _____ Notary Public

Use Black Ink

The foregoing Certificate(s) of Kathy R. Sumnerford N.P. Forsyth Co. N.C.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. Spears, Register of Deeds REGISTER OF DEEDS FOR FORSYTH COUNTY
By Lynne Johnson Deputy/ _____ Register of Deeds

PROBATE FEE \$1.00 PAID

EXHIBIT A

BEGINNING at an iron stake along the Northern right of way of Old Greensboro Road, said iron stake also marking the Southwest corner of Lot 4 of the C. D. Crews Property (Plat Book 8 Page 161, Forsyth County Registry); thence with the West line of Lot 4 North $04^{\circ} 34' 50''$ West 128.22 feet to an iron stake along the Southeastern right of way of Hilda Street, said iron stake also marking the Northwest corner of Lot 4 of the C. D. Crews Property (Plat Book 8 Page 161, Forsyth County Registry); thence with the right of way of Hilda Street, North $48^{\circ} 14' 05''$ East 217.00 feet (crossing an iron stake at 101.59 feet) to an iron stake; thence South $02^{\circ} 12' 30''$ West 265.68 feet to an iron stake along the Northern right of way of Old Greensboro Road, said iron stake also marking the Southeast corner of Lot 7 of the C. D. Crews Property (Plat Book 8, Page 161, Forsyth County Registry); thence with the right of way of Old Greensboro Road on a curve to the left, South $87^{\circ} 13' 48''$ West, a chord distance of 141.62 feet to an iron stake, marking the point and place of Beginning. This description is in accordance with the survey prepared by Larry L. Callahan, RLS, dated June 18, 1986, and entitled Map for "D & D Enterprises, a partnership", designated as Job No. 2938-1.

The above described property is also known and designated as Lots 4, 5, 6, 7, and part of Lot 43 of the C. D. Crews property, a Map of which is recorded in Plat Book 8, Page 161, in the Forsyth County Registry. The above described property is also the same property as that described in Deed Book 1362, Page 1142, Forsyth County Registry and is further designated as Tax Lots 4, 5, 6, 7, and 43A, in Block 2087 on the Forsyth County Tax Maps.